



Site Specifications

Landscaping

- Planting as per Township approved landscaping plan
- Paved asphalt driveway
- City water & sewage system as per engineered drawings
- Concrete patio slab walkway (24"x 30") at front entrance as per Landscape Plan
- Nursery grown sod from property line at front to 30 feet beyond rear of house. Remainder of Lot to be left as is.

Foundation and Concrete Floors

- 8" concrete foundation wall
- 3" concrete basement floor with trowelled finish
- 4" concrete garage floor with broom finish
- System "Platon" drainage membrane on exterior foundation wall

Structural

- Exterior walls 2" x 6" at 16" o/c with 7/16" sheathing
- Exterior basement walls framed to floor
- Interior walls 2" x 4" at 16" o/c with ½" drywall
- Engineered floor joists (as per plan)
- Floor sheathing 3/4" T&G OSB board screwed and glued
- Manufactured roof trusses as per engineered designs
- Roof sheathing 7/16" OSB with H clips
- Engineered steel posts and beams (as per plan)

Exterior Finishes

- Clay brick or Designer stone (as per plan)
- Maintenance free vinyl siding (as per plan)
- Architecturally designed streetscaping
- Maintenance free aluminum soffit and fascia
- Maintenance free Low E Argon vinyl windows (as per plan)
- Basement windows to be vinyl with thermal sliders and screens
- Steel sectional overhead garage door
- Steel clad insulated front entry door and dead bolt
- Side lights and transoms where applicable (as per plan)
- Sliding patio door with screen (as per plan)
- Precast steps or Cedar deck and railing with PT structure at rear (as per plan)
- Maintenance free front balconies (as per plan)
- Self-sealing highgrade architectural asphalt shingles complete with manufacturer's lifetime warranty

Interior Finishes

- 9' ceilings on the main floor
- 40 oz nylon broadloom with 9mm underpad (as per plan) one colour throughout
- Ceramic tile with Ditra Mat underlay in foyer, kitchen/eating area, powder room, main bathroom, ensuite bathroom and laundry room (as per plan)
- Ceramic backsplash in kitchen
- Manufactured kitchen cabinets with granite countertop and manufactured vanities with post formed arborite counter tops
- Paint – one colour (off white) throughout
- Oak railings and spindles on stairwells or oak handrail and oak wall cap (as per plan), main to second floor only
- Stippled ceilings with 4" designer edge excluding kitchen and bathrooms
- Vaulted ceilings (as per plan)
- High efficiency gas fireplace and trim with oak beam mantle
- Microwave shelf in kitchen with dedicated electrical outlet
- Decorative interior columns (as per plan)

Plumbing & Heating

- Forced air 96% efficiency gas furnace with electronically controlled motor
- Programmable thermostat
- 75% Heat Recovery Ventilator (HRV)
- Drain Water Heat Recovery
- Master ensuite to have a soaker tub with ceramic tile border. Shower to be either Prefabricated or ceramic walls with acrylic base or ceramic walls & base (as per plan)
- Bathroom and kitchen exhaust fans vented to exterior
- Ductwork sized for future air conditioner
- Fibreglass bath tubs with ceramic wall tile in main bath (as per plan)

- Gas fired vented tankless water heater (rented, EF 0.8)
- Thorough duct cleaning performed prior to delivery
- Main and ensuite bathrooms to have vanity drawers and/or medicine cabinet (as per plan)
- Powder room with vanity and basin or pedestal sink (as per plan)
- Single lever faucets throughout
- Low flush water conserving toilets
- Laundry tub as per plan
- Constant temperature (pressure balance) water valves at all Showers
- Quality white bath fixtures
- Double stainless steel undermount kitchen sink
- Rough-in for washer and dryer
- Rough-in for dishwasher
- Two exterior hose bibs
- Sump pit and pump as required

Insulation & Vapor Barrier

- Garage ceilings R-31 fiberglass batt or equivalent (below finished areas)
- Exterior walls super 6 mil poly vapour barrier on interior and "Tyvek" or equivalent air barrier on exterior
- Basement R-20 from top of concrete to 8" above concrete floor
- Exterior walls R-22 fiberglass batt
- Ceilings R-60 blown fiberglass insulation, except vaulted ceilings R-31 batt insulation
- Ductwork joints are all tape-sealed

Electrical

- 100 Amp service with 48 circuit breaker panel
- Smoke detectors and CO detectors as per code
- Duplex for future garage door opener
- Capped dining room ceiling outlet
- Ceiling fixtures in all bedrooms
- Exterior light fixtures at front entrance
- One exterior electrical plug in garage and at rear on ground fault breaker
- Rough-in for central vac
- Heavy duty receptacle for dryer and stove
- Rough-in wiring for future dishwasher
- Builders lighting fixture package
- 2 phone outlets and 5 Cable T.V. outlets
- Decora switches & plugs throughout
- LED light bulbs in all compatible fixtures

Exterior Colour Packaging

Purchasers can choose from the builders exterior colour packages. The final package decision is based solely at the discretion of the builder.

Ontario New Home Warranty Program

Phoenix Homes is registered with TARION which provides the following coverage:

- 1 year – Builder Warranty
- 2 years – plumbing, heating and electrical systems and building envelope
- 7 years – Major structural defects